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10 *Attorneys for Cross-Defendant, Mortgage Electronic Registration Systems, Inc.*

11 **UNITED STATES DISTRICT COURT**

12 **DISTRICT OF NEVADA**

13 U.S. BANK NATIONAL ASSOCIATION, AS  
14 TRUSTEE, SUCCESSOR IN INTEREST TO  
15 BANK OF AMERICA, NATIONAL  
16 ASSOCIATION AS SUCCESSOR BY  
17 MERGER TO LASALLE BANK, NATIONAL  
18 ASSOCIATION AS TRUSTEE FOR  
19 WASHINGTON MUTUAL MORTGAGE  
20 PASS-THROUGH CERTIFICATES WMALT  
21 SERIES 2006-AR9 TRUST,

22 Plaintiff,

23 vs.

24 SFR INVESTMENTS POOL 1, LLC, a Nevada  
25 limited liability company; SETONA  
26 HOMEOWNERS' ASSOCIATION; AMOR  
27 ELACIO, an individual; and AILEEN ELACIO,  
28 an individual,

Defendants,

SFR INVESTMENTS POOL 1, LLC, a Nevada  
limited liability company,

Counter/Cross Claimant,

vs.

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE, SUCCESSOR IN INTEREST TO  
BANK OF AMERICA, NATIONAL

2:17-cv-00708-JCM-PAL

**STIPULATION AND ORDER FOR  
DISCLAIMER OF INTEREST AND  
DISMISSAL OF MORTGAGE  
ELECTRONIC REGISTRATION  
SYSTEMS, INC. WITH PREJUDICE**

1 ASSOCIATION AS SUCCESSOR BY  
2 MERGER TO LASALLE BANK, NATIONAL  
3 ASSOCIATION AS TRUSTEE FOR  
4 WASHINGTON MUTUAL MORTGAGE  
5 PASS-THROUGH CERTIFICATES WMALT  
6 SERIES 2006-AR9 TRUST; MORTGAGE  
7 ELECTRONIC REGISTRATION SYSTEMS,  
8 INC. AS NOMINEE BENEFICIARY FOR  
9 ALLIANCE BANCORP,

Counter/Cross Defendants.

Defendant/Counter/Cross-claimant, SFR INVESTMENTS POOL 1, LLC ("SFR"),  
Cross-defendant, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"),  
by and through their respective counsel of record, hereby stipulate and agree as follows:

WHEREAS,

1. SFR named MERS as a Cross-defendant in this action;

2. The property located at 10856 Vineyard Pass Street, Las Vegas, Nevada 89141  
("Property"), was subject to a deed of trust recorded against the Property, on August 10, 2006, as  
Instrument Number 20060810-0001524 in the Official Records of the Clark County, Nevada  
Recorder's Office ("**Deed of Trust**");

3. MERS, solely as nominee for lender, Alliance Bancorp, and its successor and  
assigns, was designated as the original beneficiary of the Deed of Trust;

4. On July 11, 2012, the Property was sold pursuant to a Nevada homeowners'  
association ("HOA") lien defined under NRS 116.3116(2);

5. On July 24, 2012, a Trustee's Deed Upon Sale was recorded against the Property  
to memorialize the sale HOA sale;

6. MERS, as nominee for Alliance Bancorp, and its successors and assigns, hereby  
disclaims all interest in the Deed of Trust against the Property;

9. SFR will not seek to recover costs or attorney's fees against MERS as a result of  
this disclaimer of interest.

**IT IS FURTHER STIPULATED AND AGREED** that the above-referenced matter,  
including all claims for relief thereto, shall be dismissed WITH PREJUDICE as against MERS.

1           **IT IS FURTHER STIPULATED AND AGREED** that nothing in this Stipulation and  
2 Order is intended to be, or will be, construed as an admission of the claims or defenses of the  
3 parties.

4           **IT IS FURTHER STIPULATED AND AGREED** that each party shall bear its own  
5 attorney's fees and costs.

6 DATED this 4th day of December, 2017.

DATED this 4th day of December, 2017.

7  
8 WRIGHT, FINLAY & ZAK, LLP

KIM GILBERT EBRON

9  
10 /s/ Yanxiong Li, Esq.

/s/ Diana S. Ebron, Esq.

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*claimant, SFR Investments Pool 1, LLC*

18           **ORDER**

19           IT IS SO ORDERED:

20           December 14, 2017

21           DATED

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UNITED STATE DISTRICT JUDGE